

Minneapolis Community Development Agency

Request for City Council Action

Date: October 28, 2002

To: Council Member Lisa Goodman, Community Development Committee
Council Member Barbara Johnson, Ways and Means/Budget Committee
Refer to: MCDA Board of Commissioners

Prepared by Cherre' Palenius, Phone 612-673-5241

Approved by Chuck Lutz, MCDA Interim Executive Director _____

Subject: Preliminary Planning Fund (PPF) Allocation and Budget Changes

Previous Directives: On August 11, 2000 the Minneapolis City Council passed Resolution 2000-R-350 supporting the Hennepin Community Works planning and redevelopment efforts for Lowry Avenue. On December 13, 2001, the City Council approved an appropriation for the Preliminary Planning Fund (PPF) of \$2,485,661. On June 25, 2001 the City Council authorized staff to enter into a Memorandum of Understanding with Hennepin County related to the Lowry Avenue Corridor Project.

Ward: 3rd & 4th

Neighborhood Group Notification: N/A

Consistency with *Building a City That Works*: N/A

Comprehensive Plan Compliance: N/A

Zoning Code Compliance: N/A

Impact on MCDA Budget: (Check those that apply)

- ☐ No financial impact
- ☒ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☐ Other financial impact (Explain):

Living Wage / Business Subsidy: N/A

Job Linkage: N/A

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Affirmative Action Compliance: N/A

RECOMMENDATION:

City Council Recommendation: The Interim Executive Director recommends that the City Council amend the 2002 MCDA Appropriation Resolution to increase the appropriation in Fund CPP (Preliminary Planning Fund) by \$54,642 from current fund balance.

MCDA Board Recommendation: The Interim Executive Director recommends that the MCDA Board of Commissioners establish the Project CPP58 (Lowry Avenue Corridor) 2002 Preliminary Planning budget by \$54,642.

Background/Supporting Information

Over the past several years, Hennepin County, Department of Transit and Community Works has engaged various stakeholders and affected members from the business community and neighborhood associations in in-depth discussions regarding long range transit improvements and redevelopment for this roadway. On August 11, 2000 the Minneapolis City Council passed Resolution 2000-R-350 supporting Hennepin Community Works planning and redevelopment efforts for this corridor and directed the MCDA “to participate as appropriate in the Lowry Corridor planning process, and to return with potential opportunities for City involvement in implementation activities.”

In August 2001, the MCDA, Hennepin County HRA, and Hennepin Community Works entered into a cooperative agreement outlining each organizations perspective project activities for the Lowry Avenue Corridor Project. In June 2002, the Minneapolis City Council approved the Lowry Avenue concept plan as presented in the Lowry Avenue Corridor Study. The Council directed Hennepin County to continue coordinating with the Technical Advisory and Community Advisory Committees on subsequent activities as they progressed and further requested Hennepin County seek separate approvals as appropriate for redevelopment and acquisition plans, preliminary roadway alignments, and preliminary and final design stages. Currently, Hennepin County is applying for environmental community assessment grant dollars to investigate potential contaminated sites within this corridor and will be contracting with an engineering consultant to begin developing two alternative roadway plans for Lowry Avenue.

CPP58 – Lowry Avenue Corridor

MCDA is requesting funds to cover staff and professional service expenses for blight analysis of properties located within the western portion of this corridor, a necessary procedure to establish the Phase I, Lowry Avenue Redevelopment Plan. The estimated budget for this project is \$54,642; it is anticipated that these expenditures may be reimbursed if a tax increment district is established or to the extent that private development is implemented.